

# **PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST** **UNIT HEATER, HOT WATER**

SITE AND BLDG #: NY058-104

MECHANIC  
SIGNATURE:

*Unike wafje*

DATE:

*2/25/2019*

LOCATION/RM #: *2ND Floor*

START TIME:

*8am*

FINISH TIME:

*2 pm*

| Site Location | WO # | Asset # | PM # | Manufacturer | Model Number | Serial # | Asset Description                       | Asset Location |
|---------------|------|---------|------|--------------|--------------|----------|---|----------------|
| NY058-104     | 2252 | 10323   | ✓    |              | ES120-36-G   |          | J-27 1-pc Water Heater Inventory RM 227 |                |
| NY058-104     | 2253 | 10324   | ✓    |              | ES120-36-G   |          | J-27 1-pc Water Heater Inventory RM 227 |                |
| NY058-104     | 2254 | 10325   | ✓    |              | ES120-36-G   |          | J-27 1-pc Water Heater Inventory RM 227 |                |

| CHECK POINT                                | CHECKPOINT DESCRIPTION   | TASK COMPLETE |    | NOTES/ ACTIONS<br>(IF TASK COMPLETE IS CHECKED NO, PROVIDE EXPLANATION) |
|--|--|---------------|----|---|
|  |  | YES           | NO |   |
| SPECIAL INSTRUCTIONS                       |  |               |    |   |
| 1  | In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered to. |               |    |   |
| 2  | Schedule shutdown with operating personnel.  |               |    |   |
| 3  | Follow lock out/tag out procedures at all times. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work.                      |               |    |   |
| TO BE PERFORMED AT EACH INSPECTION SERVICE |  |               |    |   |
| 1  | Check valve for full stroke operation in both directions, if applicable.   |               |    |   |
| 2  | Check valve for signs of abnormal wear and leaks. Replace packing if needed.   |               |    |   |
| 3  | Clean the coil with vacuum cleaner.  |               |    |   |
| 4  | Comb the fins as needed.   |               |    |   |

|   |   |  |  |  |
|---|---|--|--|--|
| 5 | Clean all fans and motors.                                    |  |  |  |
| 6 | Check operation of controls and safeties.                     |  |  |  |
| 7 | Lubricate as required.  |  |  |  |
| 8 | Check all motors, belts, pulleys, shafts, etc. for alignment. |  |  |  |

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For any deficiencies found exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed description of the deficiency. To be performed by: General Maintenance Worker **Additional Notes:**

